

MEMORANDUM, City of Lodi , Community Development Department

TO: CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: SEPTEMBER 26, 1989

SUBJECT: PLANNING COMMISSION ACTIONS - SEPTEMBER 25, 1989

FOR ACTION OF THE CITY COUNCIL

1. Following a Public Hearing the Planning Commission took the following actions:

- a. Recommended to the City Council the certification of the Final Environmental Impact Report for Sunwest Plaza, a 23.68 acre commercial shopping center proposed for the southeast corner of West Kettleman Lane and Lower Sacramento Road.
- b. Recommended to the City Council that the Land Use Element of the Lodi General Plan be amended to accommodate the Sunwest Plaza project by redesignating the area from Low Density Residential to Commercial and that the property be rezoned C-S, Commercial Shopping Center.
- c. Recommended to the City Council the certification of the Final Environmental Impact Report for Kettleman Properties, a 51 acre commercial project located at the northeast corner of East Kettleman Lane and Seckman Road.

As a part of the certification, the Planning Commission recommended that the City Council seriously consider the realignment of South Beckman Road as one of the possible mitigation measures for the traffic impacts that will result from this project.

- d. Recommended to the City Council that the Land Use Element of the Lodi General Plan be amended to accommodate the Kettleman Properties project by redesignating the property from Light and Unclassified Industrial to Commercial and that the property be rezoned C-2, General Commercial.

OF INTEREST TO THE CITY COUNCIL

2. The Planning Commission also took the following actions:

- a. Conditionally approved for a period of one year the Use Permit (U-89-23) request of Mr. Trucker Inc. to install a temporary office trailer at 1533 South Stockton Street in an area zoned M-2, Heavy Industrial.

- b. Conditionally approved a Lot Line Adjustment (89 R 016) for B.T. Reeves at 300 West Pine Street in an area zoned R-C-P, Residential-Commercial-Professional.
  - c. Accepted the request of Roxanne Marie Hess to withdraw her Use Permit application for a residential child day care operation at 1127 Dover Drive.
3. Set the following items for Public Hearing at 7:30 p.m., Monday, October 9, 1989:
- a. USE PERMIT U-89-02 - 215 NORTH HAM LANE (LAKEWOOD MALL), REQUEST OF MARLON DEGRANDMONT for an entertainment center in Suite 7, Lakewood Mall, in an area zoned C-S, Shopping Center.
  - b. THE REQUESTS OF RON THOMAS:
    - 1. to approve the Tentative Subdivision Map (89 S 011) of Sunwest Unit No. 11, a proposed 3.7± acre, 16 lot single-family residential project located at the southeast corner of Lower Sacramento Road and West Vine Street (APN 027-040-40), in an area zoned RCP, Residential-Commercial-Professional.
    - 2. to amend the Land Use Element of the Lodi General Plan by reclassifying the 3.7± acre parcel located at the southeast corner of Lower Sacramento Road and West Vine Street from Office-Institutional to Residential-Low Density.
    - 3. to rezone the 3.7± acre parcel located at the southeast corner of Lower Sacramento Road and West Vine Street from R-C-P, Residential-Commercial-Professional, to R-1, single Family Residential.
    - 4. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.